

179.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

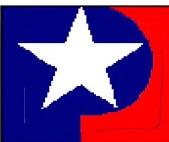
Total Card / Total Parcel

702,900 / 702,900

APPRAISED: 702,900 / 702,900

USE VALUE: 702,900 / 702,900

ASSESSED: 702,900 / 702,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
235		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CYR MARYELLEN/TRUSTEE	
Owner 2: MARYELLEN CYR REVOCABLE TRUST	
Owner 3:	
Street 1: 235 SYLVIA ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

Owner 1: CYR MARYELLEN -	St/Prov: MA	Cntry:	Own Occ: Y
Owner 2: -	Postal: 02476		Type:

Street 1: 235 SYLVIA ST	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

NARRATIVE DESCRIPTION	St/Prov: MA	Cntry:	Own Occ: Y
This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	Postal: 02476		Type:

OTHER ASSESSMENTS	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:			
D		Topo	
s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)	Use	Description	LUC	No of Units	Depth / Price	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	101	One Family	Fact	5125	Units	Sq. Ft.	Site		0	70.	1.12	6									401,624						401,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5125.000	301,300		401,600	702,900		121308
							GIS Ref
							GIS Ref
							Insp Date
							08/04/18

PREVIOUS ASSESSMENT								Parcel ID	179.0-0002-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,300	0	5,125.	401,600	702,900		Year end	12/23/2021
2021	101	FV	290,800	0	5,125.	401,600	692,400		Year End Roll	12/10/2020
2020	101	FV	290,800	0	5,125.	401,600	692,400	692,400	Year End Roll	12/18/2019
2019	101	FV	234,300	0	5,125.	395,900	630,200	630,200	Year End Roll	1/3/2019
2018	101	FV	238,000	0	5,125.	304,100	542,100	542,100	Year End Roll	12/20/2017
2017	101	FV	238,000	0	5,125.	286,900	524,900	524,900	Year End Roll	1/3/2017
2016	101	FV	238,000	0	5,125.	263,900	501,900	501,900	Year End	1/4/2016
2015	101	FV	223,200	0	5,125.	246,700	469,900	469,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
CYR MARYELLEN,	63336-532	3/5/2014	Convenience			1	No	No									
	13538-476	9/1/1978				54,000	No	No	Robert Cyr dod 1/18/1996								

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
6/1/2011	526	Redo Kit	20,000						8/4/2018	Inspected	PH	Patrick H				
11/5/2007	1015	Wood Dec	18,000		G9	GR FY09	22X10 deck		7/19/2018	MEAS&NOTICE	BS	Barbara S				
7/8/2002	522	Re-Roof	3,000	C					1/5/2009	Measured	345	PATRIOT				
									2/1/1992		PM	Peter M				

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>												
Type:	5 - Cape		Full Bath:	1	Rating:	Average																					
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																							
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Fair																				
Foundation:	1 - Concrete		A 3QBth:	Rating:																							
Frame:	1 - Wood		1/2 Bath:	Rating:																							
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																							
Sec Wall:			OthrFix:	Rating:																							
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																								
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:			Very Good																			
Color:	BLUE		A Kits:	Rating:																							
View / Desir:			Fpl:	1	Rating:			Average																			
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																				
Grade: C - Average						<b>CONDOS INFORMATION</b>																					
Year Blt:	1954	Eff Yr Blt:							Location:																		
Alt LUC:			Alt %:							Total Units:																	
Jurisdct:	G12	Fact:							Floor:																		
Const Mod:							% Own:																				
Lump Sum Adj:							Name:																				
<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>															
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL													
Prim Int Wal	1 - Drywall		Functional:				Interior:				1	8	3	M													
Sec Int Wall:			Economic:				Additions:																				
Partition:	T - Typical	Special:				Kitchen:																					
Prim Floors:	3 - Hardwood		Override:				Baths:																				
Sec Floors:	4 - Carpet		Total:	18.6 %			Plumbing:																				
Bsmnt Flr:	14 - Asphalt Tile						Electric:																				
Subfloor:							Heating:																				
Bsmnt Gar:							General:																				
Electric:	3 - Typical						<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>														
Insulation:	2 - Typical						Basic \$ / SQ:	110.00			Rate	Parcel ID	Typ	Date	Sale Price												
Int vs Ext:	S						Size Adj.:	1.29975247																			
Heat Fuel:	2 - Gas						Const Adj.:	0.99495000																			
Heat Type:	3 - Forced H/W						Adj \$ / SQ:	142.251																			
# Heat Sys:	1	% Heated:	100	% AC:				Other Features:	83000																		
Solar HW:	NO	Central Vac:	NO	% Com Wal	% Sprinkled			Grade Factor:	1.00																		
NBHD Inf:						1.00000000						NBHD Mod:				WtAv\$/SQ:	AvRate:		Ind.Val								
LUC Factor:						1.00						Adj Total:	370109			Juris. Factor:	1.00		Before Depr:		142.25						
Depreciation:						68840						Special Features:	0			Val/Su Net:		100.37									
Depreciated Total:						301268						Final Total:	301300			Val/Su SzAd:		186.45									
<b>MOBILE HOME</b>						Make:				Model:				Serial #:				Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 179.0-0002-0008.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
2	Frame Shed	D	Y		1 10X10	A	AV	1985	0.00	T	27.2	101															
More: N						Total Yard Items:			Total Special Features:						Total:												

22  
10 WDK 10  
(220)  
6 WDK (96)  
FFL BMT (272)  
1 6 17 8  
24 24  
TQS FFL BMT (768)  
12 5 6 14  
(30)

<b>SUB AREA</b>		<b>SUB AREA DETAIL</b>								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,040	51.000	53,037	BMT	100	RRM	30	A	
FFL	First Floor	1,040	142.250	147,941						
TQS	3/4 Story	576	142.250	81,936						
WDK	Deck	316	9.120	2,881						
OPF	Open Porch	30	43.780	1,313						
Net Sketched Area: 3,002				Total: 287,108						
Size Ad	1616	Gross Area	3194	FinArea	1928					

**IMAGE**

AssessPro Patriot Properties, Inc